Re: ATTN: Formal Demand Under [ORS 90.375 and ORS 90.385]

From: Krystina Shank
krystina@agcampushousing.com

To: Sierra Vanessa
s13rravan3ssa87@proton.me

Cc: info@agcampushousing.com
info@agcampushousing.com
sierracarbary@gmail.com
sierracarbary@gmail.com

On: Wednesday, June 24, 2026 at 6:52:15 AM

Hello

Your complaint is not factual. No payment regarding your demand will be made.

Krystina Shank
Office Manager
AG Campus Housing
AG Property Management
Phone: 541-505-9906 Fax: 541-654-5446
1177 Pearl Street STE 1, Eugene, Oregon 97401

On Tue, Jun 23, 2026 at 9:48 PM 'Sierra Vanessa' via Information <Info@agcampushousing.com> wrote:

> Sierra V Carbary
>
> 1840 Onyx Aly Apt B
>
> Eugene OR 97403
>
> Date: Tue, Jun 23, 2026
>
> Initial Recipients - Landlords:
>
> AG Campus Housing / AG Property Management (Management)

Formal Demand Under [ORS 90.375 and ORS 90.385]

To Whom It May Concern:

1. Notice of Facts

This letter serves as formal notice of the following:

- I reside at [1840 Onyx Aly Apt B] from [12/15/2022 - current].
- The City of [Eugene] verified the unit was not certified for occupancy.
- No disclosure of the uncertified status was provided.
- The lease expired in 2024, with no valid renewal or compliant rollover.
- Three improper notices referencing a non-existent lease were issued: July 2025, Aug 2025, Apr 2026.
- The first two improper notices - were also, by definition, "retaliatory".

2. Statutory Basis

Under [ORS 90.375, and ORS 90.385], the following statutory amounts - at minimum - apply when these violations occur.

Both statutes specify that the tenant qualifies for these minimum amounts without needing to file a lawsuit to establish eligibility.

3. Statutory Amounts

Twice monthly amount ($927 × 2) = $1,854

- Applied three times to ORS 90.375 ($1,854 x 3) = $5,562
- Applied two times to ORS 90.385 ($1,854 x 2) = $3,708

Total Statutory Demand :$9,270

4. Demand

I am requesting payment of $9,270 in accordance with the above statutes.

5. Reasonable Accommodation

Please deposit to "Routing": see PDF , "Account": see PDF.

6. Deadline

Please remit payment, or provide a written response, by July 5, 2026.

7. Good-Faith Resolution

I request that this matter be resolved in good faith, consistent with statutory expectations of voluntary compliance upon notice.

8. Next Steps

If I do not receive payment, or a written response, within the stated timeframe, I will consider all remedies available.

Sincerely,

Sierra V Carbary
s13rravan3ssa87@proton.me
458-250-1070
1840 Onyx Aly Apt B